**Hamlin County Board of Adjustment**

Date: April 29th, 2019

The Hamlin County Board of Adjustment met on April 29th, 2019 at the Hamlin County 4-H Building in Hayti, SD. Board Members present were Larry Saathoff, Scott Popham, Len Kemnitz, Richard Wiarda, Robbie Fedt, John Pantzke, and Stuart Schubloom. Also present was Thomas Nealon from First District in Watertown. A list of others attending the meeting is attached to the minutes and available in the Hamlin County Zoning Office.

Chairman Wiarda called the Board of Adjustment meeting to order at 8.25 P.M.

Motion by Kenmitz, Second by Pantzke to approve the April 29th Board of Adjustment Agenda. Motion passed unanimously.

Motion by Fedt, Second by Popham to approve the March 25th Board of Adjustment meeting minutes. Motion approved unanimously.

1. **Variance:** Richard Carlson. Legal Description: Saaranen’s Beach: Lot 17 & 16A Less the Northerly 60’ in Section 16, Township 113N, Range 52W of the 5th P.M., Hamlin County, South Dakota (Norden Township). Motion by Pantzke, Second by Schubloom to approve the variance request for a reduced front yard road front and rear yard lake front setback. Nealon reviewed the staff report. The applicant is seeking to demolish the existing home and build a new cabin at Lake Poinsett. The front yard setback would be 18’ from the ROW and 40’ on the rear yard setback from the Ordinary High-Water mark of the lake. Mr. Carlson spoke to the project. He stated the need for the variance to fit the desired home on the property and stated the new setbacks would not be too much closer than the existing home. The narrow and sloped nature of the property reduces the amount of available building space when conforming to updated setbacks for this zoning district. Wiarda opened the public hearing. No proponent or opponent testimony was heard. Wiarda closed the public hearing. Nealon read the findings of fact. Wiarda called a roll call vote. Motion to approve variance for a reduced front yard road front and rear yard lake front setback passed 7-0.
2. **Conditional Use.** John Pantzke. Legal Description: Lots 17, 17A, 18, & 18A of Prestrudes Subdivision in Lots 1 & 2 in the SE ¼ of the SW ¼ of Section 23, Township 113N, Range 52W of the 5th P.M., Hamlin County, South Dakota (Estelline Township). Motion by Saathoff, Second by Fedt to approve the conditional use to build a boathouse within 50’ of the Ordinary High-Water mark. Nealon reviewed the staff report. Mr. Pantzke seeks to construct a boathouse within 50’ of the Ordinary High-Water mark on his property. Because of the steepness of his property, the placement requires it near the shoreline alongside a row of monster concrete blocks. Most of the structure will be built into the earth as noted on the submitted plans. Mr. Pantzke spoke to his request. He stated that the structure will be within 50’ of the Ordinary High-Water mark it will be seven feet about that mark when completed. Wiarda opened the public hearing. No proponent or opponent testimony was heard. Wiarda closed the public hearing. Nealon read the findings of fact. Wiarda called a roll call vote. Motion to approve the conditional use permit for construction of a boathouse within 50’ of the OHM passes 6-0.

Nealon reviewed the building permits and permitted special uses granted in the past month. He also gave a preview to the Board of agenda items for next month.

Motion to adjourn by Pantzke, Second by Schubloom. Motion approved unanimously.

It is the policy of Hamlin County not to discriminate on the basis of color, national origin, sex, religion, age, or disability in employment or the provision of services.